

MEMORANDUM

To: Kaaren Hofmann, PE
City Engineer
City of Newberg, Engineering Services
414 E First St.
Newberg, Oregon 97132

From: Jim Schmitt, PE
Civil Engineering Lead

Aaron Murphy, PE
Senior Project Manager

Date: October 15th, 2021

Project Name: Crestview Green Subdivision
Project No: 21701
RE: Sanitary Sewer Pump Station – SDC Credits

This letter is intended to discuss the construction of the Providence Pump Station and its associated System Development Charge (SDC) Credits.

As discussed in previous letters and meetings, the Crestview Green development is proposing to construct the Providence Pump Station to serve the remainder of the Fernwood Subbasin as recommended in the City of Newberg Wastewater Master Plan. The proposed location of the pump station will be at the southeast corner of the remaining area of the subbasin and will connect to the sanitary sewer system constructed with the Crestview Crossing subdivision.

The City of Newberg Wastewater Master Plan identifies the Providence Pump Station and the associated infrastructure as a future Capital Improvement project (CIP) that is 100% funded by System Development Charges (SDCs) (See table ES-1, Page ES-8 – attached for reference).

As the project is intended to be paid for by SDCs, the Crestview Green development requests that the construction of the Providence Pump Station and associated force main be SDC Creditable at the completion of construction to the City of Newberg Public Standard.

Thank you,



Jim Schmitt, PE
3J Consulting, Inc.



the recommended improvements are Class 5 estimates as defined by the Association for the Advancement of Cost Engineering (AACE) in alignment with the 2018 WWMP. Actual construction costs may differ from the estimates presented, depending on specific design requirements and the economic climate at the time a project is bid. The range of accuracy for a Class 5 cost estimate is broad, but these are typical levels of accuracy for planning work and match the process from the 2018 WWMP. It is important to communicate this level of accuracy to policy- and decision-makers. Costs shown are planning-level estimates and should be updated as the project is further refined in the project development, pre-design, and design phases. Contractor's overhead and profit are worked into the base construction cost and the other indirect costs are identified and included, where required, as a specific line item. The CIP is based on modeling data that was available during the completion of this master plan. When projects are carried forward to predesign and design phases, the model, data, assumptions, etc., should be re-evaluated to make any necessary adjustments to the basis of the project. An estimated schedule for the next six years is shown in Table ES-2.

TABLE ES-1: 20-YEAR CAPITAL IMPROVEMENT PLAN (CIP)

ID#	Item	Primary Purpose	Total Estimated Cost (2021)	SDC Growth Apportionment		City's Estimated Portion
				%	Cost	
Priority 1 Improvements						
1.a	Hess Creek Phase 1 - CIPP	Capacity & I/I reduction	\$ 1,351,000	2%	\$ 27,020	\$ 1,323,980
1.b	Hess Creek Phase 2 - Parallel Gravity Main	Capacity	\$ 7,460,000	2%	\$ 149,200	\$ 7,310,800
1.c	Springbrook Road	Capacity	\$ 5,314,000	20%	\$ 1,062,800	\$ 4,251,200
1.d	E Pinehurst Court	Capacity	\$ 318,000	0%	\$ -	\$ 318,000
1.e	Pump Station Improvements (Short-term)	Condition	\$ 118,000	1%	\$ 1,180	\$ 116,820
1.f	I/I Projects	Capacity & Condition	\$ 2,700,000	50%	\$ 1,350,000	\$ 1,350,000
1.g	E Crestview Drive Infrastructure	Future Development	\$ 928,000	100%	\$ 928,000	\$ -
1.h	Crestview Crossing Infrastructure	Future Development	\$ 1,414,000	100%	\$ 1,414,000	\$ -
1.i	Maintenance Yard Improvements	Capacity & Condition	\$ 804,000	20%	\$ 160,800	\$ 643,200
Priority 1 Total (rounded):			\$ 20,407,000		\$ 5,093,000	\$ 15,314,000
Priority 2 Improvements						
2.a	Hess Creek Phase 3 - Pump Station	Capacity	\$ 2,539,000	2%	\$ 50,780	\$ 2,488,220
2.b	S River and E Eleventh Streets	Capacity	\$ 5,103,000	17%	\$ 867,510	\$ 4,235,490
2.c	HWY 240 Pump Station Upsize	Capacity	\$ 642,000	19%	\$ 121,980	\$ 520,020
2.d	N Main and S Wyooski Streets	Capacity	\$ 616,000	1%	\$ 6,160	\$ 609,840
2.e	Pump Station Improvements (Long-term)	Condition	\$ 459,000	11%	\$ 50,490	\$ 408,510
2.f	I/I Projects	Capacity & Condition	\$ 3,150,000	50%	\$ 1,575,000	\$ 1,575,000
2.g	Wastewater Master Plan	Planning	\$ 300,000	100%	\$ 300,000	\$ -
Priority 2 Total (rounded):			\$ 12,809,000		\$ 2,972,000	\$ 9,838,000
Priority 3 Improvements						
3.a	NE Chehalem Drive Phase 1	Future Development	\$ 2,217,000	100%	\$ 2,217,000	\$ -
3.b	Riverfront Infrastructure	Future Development	\$ 4,787,000	100%	\$ 4,787,000	\$ -
3.c	Riverfront Industrial Infrastructure	Future Development	\$ 1,154,000	100%	\$ 1,154,000	\$ -
3.d	Providence PS Infrastructure	Future Development	\$ 1,734,000	100%	\$ 1,734,000	\$ -
3.e	NE Chehalem Drive Phase 2	Future Development	\$ 990,000	100%	\$ 990,000	\$ -
3.f	I/I Projects	Capacity & Condition	\$ 3,150,000	50%	\$ 1,575,000	\$ 1,575,000
Priority 3 Total (rounded):			\$ 14,032,000		\$ 12,457,000	\$ 1,575,000
Priority 4 Improvements						
4.a	Chehalem & Creekside PS Displacement/Future Trunk Line	Operations	\$ 3,498,000	44%	\$ 1,539,120	\$ 1,958,880
4.b	Charles & Andrew PS Displacement	Operations	\$ 1,109,000	44%	\$ 487,960	\$ 621,040
Priority 4 Total (rounded):			\$ 4,607,000		\$ 2,028,000	\$ 2,580,000
Total Wastewater Collection System Improvement Costs (rounded):			\$ 51,855,000		\$ 22,550,000	\$ 29,307,000

Notes:

1. The opinion of probable cost herein is concept level information only based on our perception of current conditions at the project location and its accuracy is subject to significant variation depending upon project definition and other factors. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. This cost opinion is in 2021 dollars and does not include escalation to time of actual construction. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.
2. All costs in 2021 Dollars. Costs include mobilization (5%), contractor overhead and profit (OHP; 15%), contingency (30%), engineering and construction management services (CMS; 20-30%), and legal, administrative, and permitting services (2%).
3. Acronyms: Cure-in-place pipe (CIPP), infiltration and inflow (I/I), pump station (PS)
4. The Capital Improvement Plan does not include annual pipeline replacement, pipeline cleaning and inspection, and lift station maintenance budgets. These budgets are discussed in Chapter 5.